

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-287</u>	<u>JULIO HILARIO</u>
<u>04-095</u>	<u>ROBERTO & IRMA R. CONDE</u>

APPLICANT: JULIO HILARIO

- (1) Applicant is requesting to permit a terrace addition to a zero lot line residence setback 4' from the interior side (south) property line (10' required).
- (2) Applicant is requesting to permit penetrable openings of 11 linear feet (19 linear feet required) on a zero lot line residence.
- (3) Applicant is requesting to permit a screen porch addition setback 0' from the rear (east) property line (5' required) & setback 4' from the interior side (south) property line (5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) Non-Use Variance or (c) (Alternative Non-Use Variance).

A boundary survey is on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Nova Surveyors, Inc., dated received 10/6/03 and 5 sketches, preparer unknown, dated stamped received 3/8/04 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 39, Block 13, LAKES OF THE MEADOW HOMES, Plat book 133, Page 5.

LOCATION: 4925 S.W. 154 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5,555 sq. ft.

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

APPLICANT: ROBERTO & IRMA R. CONDE

- (1) Applicant is requesting to permit a single family residence to setback 19' (25' required/22' previously approved) from the front (north) property line and to setback 6.75' (25' required/21' previously approved) from the rear (south) property line and setback 3.6' (7.5' required) from the interior side (west) property line.
- (2) Applicant is requesting to permit a fountain located in front of the principal building (not permitted) and setback 19' (75' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr/Mrs Roberto & Irma Conde Residence Addition & Int./Ext. Alteration," as prepared by Fredrick A. Grantham, consisting of 2 pages and dated 5/7/02 and last revised 2/12/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 23, SUBDIVISION SAN SEBASTIAN UNIT 5, Plat book 111, Page 9.

LOCATION: 13200 S.W. 46 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.2 Acre

PRESENT ZONING: RU-1 (Single Family Residential)